

157.0

0008

0003.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

975,300 / 975,300

USE VALUE:

975,300 / 975,300

ASSESSED:

975,300 / 975,300



PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
124		GEORGE ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: LINCOLN LESILEY E & ABRAHAM L	
Owner 2:	
Owner 3:	

Street 1: 124 GEORGE STREET
Street 2:

Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: HAN EUGENE S -

Owner 2: MORLEY MELISSA A -

Street 1: 124 GEORGE STREET

Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: Y

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 7,000 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1932, having primarily Wood Shingle Exterior and 3401 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
		Census:		Exempt		
		Flood Haz:				
D				Topo	8	Ledge
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7000		Sq. Ft.	Site		0	70.	0.90	7									441,000						441,000	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description
101	7000.000	534,300		441,000	975,300	

Total Card	0.161	534,300	441,000	975,300	Entered Lot Size
Total Parcel	0.161	534,300	441,000	975,300	Total Land:

Source:	Market Adj Cost	Total Value per SQ unit /Card:	286.77	/Parcel: 286.7	Land Unit Type:
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Parcel ID: 157.0-0008-0003.0

!12344!

PRINT

Date	Time
12/11/20	02:26:25

LAST REV

Date	Time
10/29/20	09:52:14

12344

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HAN EUGENE S,	64142-436		8/27/2014	Change>Sale	636,100	No	No		
NIHAN CHRISTINE	49357-503		4/27/2007		442,000	No	No		
NIHAN CHRISTINE	47813-549		7/17/2006	Family		1	No	No	
MC CABE HELEN M	44287-366		12/13/2004	Family		100	No	No	N
	9617-456		1/1/1901	Family					

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/19/2020	901	Redo Kit	37,500	O				
4/7/2015	292	Addition	85,600		4/7/2015			Demo existing rear
5/4/2001	268	Porch	3,000	C				REPLACE FRONT PORC

ACTIVITY INFORMATION

Date	Result	By	Name
7/26/2016	Measured	PT	Paul T
7/26/2016	Info At Door	PT	Paul T
5/27/2015	Permit Insp	PC	PHIL C
12/3/2008	MLS	MM	Mary M
10/15/2008	Meas/Inspect	163	PATRIOT
8/6/2007	MLS	HC	Helen Chinal
1/24/2000	Inspected	264	PATRIOT
12/2/1999	Measured	268	PATRIOT
7/12/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA

/ / /

EXTERIOR INFORMATION			BATH FEATURES			COMMENTS			SKETCH										
Type: 97 - Tudor	2	Rating: Good	A Bath:	Rating:							FFL	30							
Sty Ht: 2 - 2 Story			3/4 Bath:	Rating:												4			
(Liv) Units: 1	Total: 1		A 3QBth:	Rating:												16			
Foundation: 3 - BrickorStone			1/2 Bath: 1	Rating: Good												FFL			
Frame: 1 - Wood			A HBth:	Rating:												BMT			
Prime Wall: 1 - Wood Shingle			OthrFix:	Rating:												12			
Sec Wall:	%															WDK			
Roof Struct: 1 - Gable																8			
Roof Cover: 1 - Asphalt Shgl																			
Color: RED																			
View / Desir:																			
GENERAL INFORMATION			OTHER FEATURES			RESIDENTIAL GRID													
Grade: C+ - Average (+)			Kits: 1	Rating: Good	1st Res Grid Desc: Line 1 # Units: 1														
Year Blt: 1932	Eff Yr Blt:		A Kits:	Rating:	Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O		
Alt LUC:			Fpl: 1	Rating: Good	Other														
Jurisdct: G17	Fact: .		WSFlue:	Rating:	Upper														
Const Mod:					Lvl 2														
Lump Sum Adj:					Lvl 1														
					Lower														
					Totals	RMs: 10	BRs: 4	Baths: 2	HB: 1										
INTERIOR INFORMATION			CONDOS INFORMATION			REMODELING			RES BREAKDOWN										
Avg Ht/FL: STD			Location:			Exterior:	No Unit	RMS	BRs	FL									
Prim Int Wall: 2 - Plaster			Total Units:			Interior:	1	10	4										
Sec Int Wall:	%		Floor:			Additions:													
Partition: T - Typical			% Own:			Kitchen:													
Prim Floors: 3 - Hardwood			Name:			Baths:													
Sec Floors: 4 - Carpet	50 %					Plumbing:													
Bsmnt Flr: 12 - Concrete						Electric:													
Subfloor:						Heating:													
Bsmnt Gar: 1						General:													
Electric: 3 - Typical																			
Insulation: 2 - Typical																			
Int vs Ext: S																			
Heat Fuel: 1 - Oil																			
Heat Type: 5 - Steam																			
# Heat Sys: 1																			
% Heated: 100		% AC: 15																	
Solar HW: NO		Central Vac: NO																	
% Com Wall:		% Sprinkled:																	
MOBILE HOME			Make:	Model:	Serial #:	Year:	Color:												
SPEC FEATURES/YARD ITEMS						PARCEL ID			157.0-0008-0003.0										
Code	Description	A Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value		
More: N	Total Yard Items:				Total Special Features:						Total:								